



43 OTTO DRIVE

Old Town, Yellowknife

\$779,900

MLS®:	5738
Bedrooms:	4
Full Baths:	3
Fuel Type:	Heating Oil (3,954L)
Fireplaces:	2 pellet stoves
Balcony/Patio:	Back deck
Lot Size:	6,885 sqft
Parking:	Attached garage
Style:	Detached
Features:	Separate Entrance In-law

Type:	House
Bathrooms:	3
Heating:	Boiler with radiators
Taxes:	\$4,473.92 for 2023
Kitchens:	2
Square Feet:	2,237 sqft
Depth:	120 ft
Year Built:	approx.1979
Construction:	Wood frame



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CENTURY 21.
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5124 48 Street
Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

Welcome to 43 Otto Drive, an extensively upgraded 4-bedroom, 3-bathroom family home in the heart of one of Yellowknife's most cherished neighbourhoods, Old Town's Latham Island.

This is the perfect house for a family looking for a bit more space. It has the two features most families eventually begin to pine for – that all important second (and separate) family room and a nice space for guests.

The in-law suite on the first floor was designed by Charlotte Henry Home in 2021. It has its own entrance, the furniture fits perfectly, and the kitchenette has everything you need and nothing you don't. And it's not so big that you would feel compelled to rent it out on a full-time basis – although you could certainly do that too. Lots of options depending on your needs.

The all-important family room on the first floor is nice and big – a great space for the kids to hang out while the adults entertain guests upstairs in the gorgeous, open concept main living area. Tastefully updated between about 2015 and 2017, the kitchen features shaker-style cabinets, a tile backsplash, and high-end appliances. The coffered shiplap-style ceiling with pot lights is a wonderful touch – not something you see in a lot of homes in Yellowknife. It really makes the home feel unique and luxurious.

The principal bedroom has also been nicely updated, with a walk-in closet and ensuite bathroom.

For those who aren't familiar with Yellowknife's neighbourhoods, Latham Island is cherished for several reasons. Folks who haven't been here might imagine we have lake access around every corner, but we really don't, except on Latham Island. It's a gorgeous area in all four seasons, perfect for outdoor pursuits. People who move here tend to stay for a very long time. It is nice and quiet, lots of parks and green space, everyone knows everyone and it is steeped in history. And many of Yellowknife's most well-known heritage sites and tourist attractions are within walking distance. In many respects, Latham Island represents the epitome of the Subarctic urban experience.

Additional upgrades in this home include: most of the windows (2022), fuel tank (2017), pellet stove in the family room (2021).

Purchase includes: shelving in main living area, 2 fridges, oven/stove, dishwasher, cooktop (suite), microwave (suite), dining table (suite). Remainder of suite furniture is not included in the price but may be available for an additional fee.



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